

May 18, 2004 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04SN0234

360 Capital Partnership

Matoaca Magisterial District
South line of Hull Street Road

REQUEST: Rezoning from Agricultural (A) to Regional Business (C-4).

PROPOSED LAND USE:

No specific use is proposed. It is anticipated that this property will develop in conjunction with other Regional Business (C-4) properties located to the south and east as one (1) project.

RECOMMENDATION

Recommend approval for the following reasons:

- A. Although the Powhite/Route 288 Development Area Plan suggests the property is appropriate for light commercial uses, given the size and location of this property in combination with adjacent properties zoned C-4 at the Hull Street Road/Route 288 interchange, Regional Business (C-4) uses would be appropriate.
- B. The proposed zoning and land use are representative of, and compatible with, existing and anticipated area commercial development.
- C. Existing development standards and proposed conditions further ensure land use compatibility with existing and anticipated area commercial development.

(NOTE: THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER(S) MAY PROFFER OTHER CONDITIONS.)

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PROFFERED CONDITIONS

1. Public water and wastewater shall be used. (U)
2. Except for timbering approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering on the Property until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices installed. (EE)
3. There shall be no direct access from the property to Route 360. (T)
4. To provide an adequate roadway system at the time of complete development, the developer shall be responsible for the construction of an additional lane of pavement along the entire property frontage on Route 360. The exact length of this improvement shall be approved by the Transportation Department. (T)
5. Light poles shall have a maximum height of twenty (20) feet within the required building setback along Route 360 and shall not exceed a height of twenty-five (25) feet on the remainder of the property. (P)
6. The developer shall be responsible for notifying the last known representative of Glen Tara Subdivision, Brandermill Community Association and the 360 West Corridor Committee of the submission of any site plan submission. Such notification shall occur at least twenty-one (21) days prior to the approval of such plans. The developer shall provide the Planning Department with a copy of the notice. (P)

GENERAL INFORMATION

Location:

South line of Hull Street Road, approximately 870 feet east of Lonas Parkway. Tax ID 738-681-3505 (Sheet 16).

Existing Zoning:

A

Size:

1.0 acre

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North - C-3; Commercial

South and East - C-4; Single family residential or vacant

West - A; Vacant

UTILITIES

Public Water System:

A twenty-four (24) inch water line extends along the north side of Hull Street Road opposite this site. In addition, a twelve (12) inch water line extends from Bridgewood Road, along the south side of Hull Street Road and terminates approximately 330 feet east of this site. Use of the public water system is intended. (Proffered Condition 1)

Public Wastewater System:

An existing eight (8) inch wastewater collector line extends along Lonas Parkway and terminates approximately 950 feet southwest of this site. Use of the public wastewater system is intended. (Proffered Condition 1)

ENVIRONMENTAL

Drainage and Erosion:

The property drains southwest via small tributaries to Nuttree Creek. There are currently no on- or off-site drainage or erosion problems with none anticipated after development. The property is wooded and should not be timbered without first obtaining a land-disturbance permit from the Environmental Engineering Department. This will insure that adequate erosion control measures are in place prior to any land disturbance. (Proffered Condition 2)

PUBLIC FACILITIES

Fire Service:

The Clover Hill Fire Station, Company Number 7, and Manchester Volunteer Rescue Squad currently provide fire protection and emergency medical service. This request will have only minimal impact on fire and emergency medical services.

When the property is developed, the number of hydrants, quantity of water needed for fire protection and access requirements will be evaluated during the plans review process.

Transportation:

The subject property consists of one (1) acre currently zoned Agricultural (A). The property is located on the south side of Hull Street Road (Route 360) between Lonas Parkway and Bridgewood Road. The applicant is requesting rezoning from A to Regional Business (C-4).

This request will not limit development to a specific land use; therefore, it is difficult to anticipate traffic generation. Based on fast food restaurant with drive through window trip rates, development could generate 2,500 average daily trips. Traffic generated by this development will be distributed along Route 360, which had a 2003 traffic volume of 52,600 vehicles per day between Route 288 and Genito Road.

Development must adhere to the Development Standards Manual in the Zoning Ordinance relative to access and internal circulation (Division 5). Access to major arterials, such as Route 360, should be controlled. The applicant has proffered that there will be no direct access from the property to Route 360 (Proffered Condition 3). Access to Route 360 will be provided through the adjacent properties that are currently zoned for a large mixed-use development (the 360 Capital Partnership project).

The traffic impact of this development must be addressed. The applicant has proffered to construct an additional lane of pavement along Route 360 for the entire property frontage. (Proffered Condition 4)

At time of site plan review, specific recommendations will be made regarding internal circulation.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Powhite/Route 288 Area Development Plan which suggests the property is appropriate for light commercial uses. The Plan, which was adopted in 1985, basically reflected the zoning designation at that time. Given the size and location of the property in combination with adjacent properties zoned C-4 at the Hull Street Road/Route 288 interchange, Regional Business (C-4) uses are appropriate. This Regional Business (C-4) zoning is consistent with the land use designation suggested for properties located within the other quadrants of this interchange as reflected in the Upper Swift Creek Plan, adopted in 1991.

Area Development Trends:

Properties to the north are zoned Community Business (C-3) and are developed for commercial uses. Properties to the south and east are zoned Regional Business (C-4) as part of Case 95SN0197 and currently remain vacant. Property to the west is zoned

Agricultural (A) and remains vacant. It is anticipated this agricultural property will eventually be rezoned and assembled with the adjacent C-4 properties as part of this overall development.

Zoning History:

On May 24, 1995, the Board of Supervisors, upon a favorable recommendation from the Planning Commission, approved rezoning of an adjacent 219.4 acre tract from Agricultural (A), Residential (R-9), Residential Townhouse (R-TH), Corporate Office (O-2) and Community Business (C-3) to Regional Business (C-4) with Conditional Use to permit outside storage and multi-family residential and townhouse residential uses (Case 95SN0197). A mixed use development with office, commercial, light industrial and/or residential uses was planned. In 1997, an additional 2.5 acre tract was incorporated into this project (Case 97SN0162). In 1997 and 2004, amendments to these cases were approved (Cases 97SN0239 and 04SN0196). Several conditions from these cases affecting utilities, timbering, access, lighting and site plan notification were proffered as part of the current request, in part, to provide continuity in incorporating this one (1) acre tract within the overall C-4 development.

Site Design:

The request property lies within the 360 Corridor West Area Highway Corridor District. The purpose of this district's standards is to recognize specified areas of the County as unique and to enhance patterns of development in those areas. Except as addressed by existing conditions of zoning, development of the site must conform to the Highway Corridor District standards and the Emerging Growth Area District requirements of the Zoning Ordinance. Together, these standards address access, parking, landscaping, architectural treatment, setbacks, signs, buffers, pedestrian access, utilities and screening of dumpsters and loading areas.

Architectural Treatment:

Currently, within the Route 360 Corridor West Area, the Ordinance requires a clearly identifiable architectural theme for a project that provides for building elements that break up large building masses with a pedestrian scale environment between parking areas and buildings. The architectural treatment of buildings must be compatible with buildings located within the same project or within the same block or directly across any road, as determined by the Director of Planning. Compatibility may be achieved through the use of similar building massing, materials, scale, colors and other architectural features.

Buffers and Screening:

Adjacent property to the west is zoned Agricultural (A) and is currently vacant. The Plan suggests this adjacent property is appropriate for light commercial uses. Therefore, the

Ordinance would not require a buffer along the western property boundary of the request site adjacent to this agricultural parcel.

Lighting:

In response to concerns expressed by area residents, the height of freestanding light poles has been limited (Proffered Condition 5). This treatment is consistent with that approved on C-4 property located at the southwest quadrant of Hull Street Road and Lonas Parkway for a proposed vehicle sales and service operation. (Case 04SN0196)

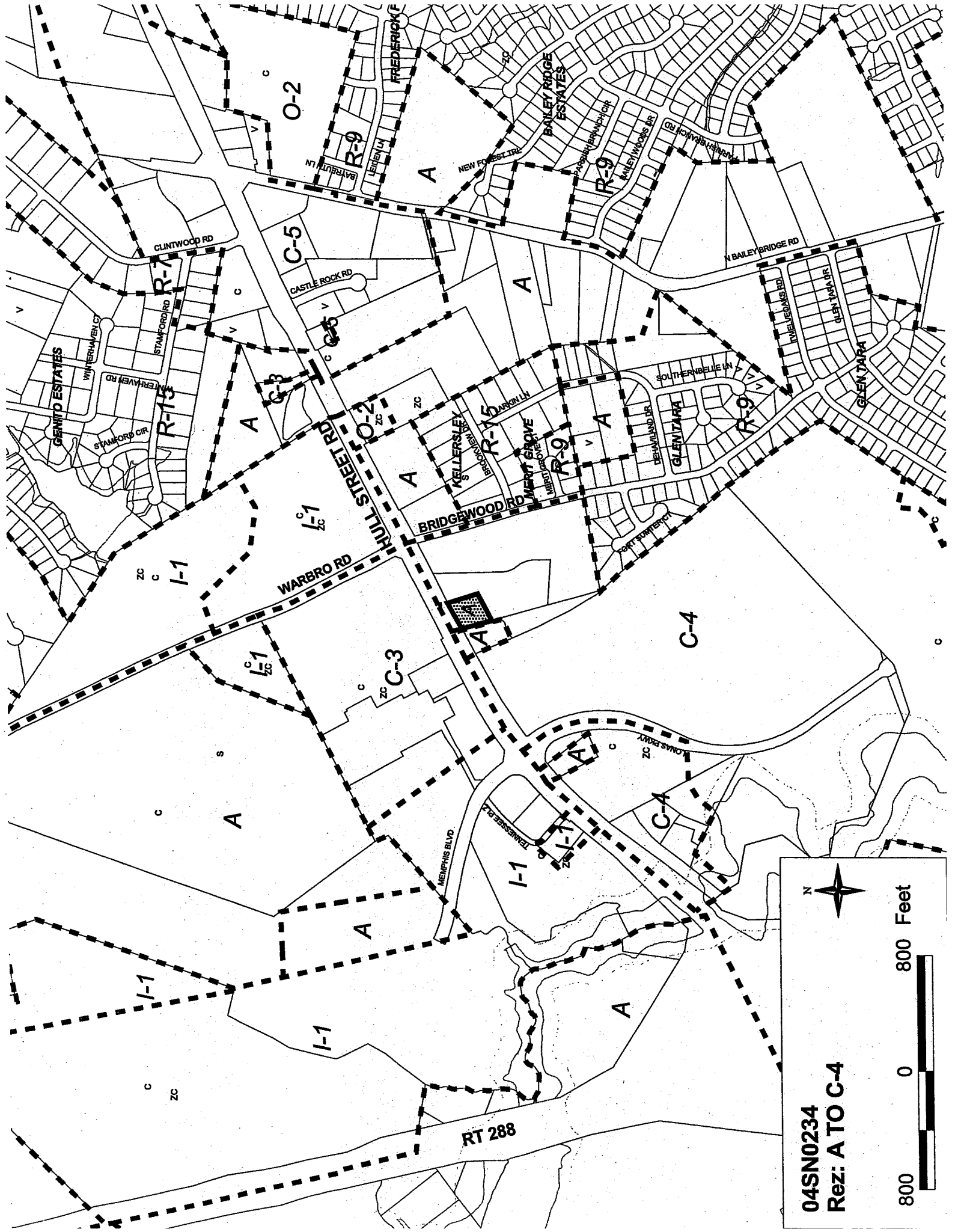
Site Plan Notification:

Consistent with the requirements of Case 95SN0197 for the adjacent Regional Business (C-4) properties, the applicant has proffered to notify the Brandermill Community Association, in addition to representatives of the Glen Tara Subdivision and the 360 West Corridor Committee of any site plan submission on the request site. (Proffered Condition 6)

CONCLUSIONS

Although the Powhite/Route 288 Development Area Plan suggests the property is appropriate for light commercial uses, given the size and location of the property at the Hull Street Road/Route 288 interchange, Regional Business (C-4) uses would be appropriate. Further, existing development standards and proposed conditions further ensure land use compatibility with existing and anticipated area commercial development.

Given these considerations, staff recommends approval of this request.



04SN0234
Rez: A TO C-4

